



DISTRICT OF 100 MILE HOUSE
COMMITTEE OF THE WHOLE
TO BE HELD IN DISTRICT COUNCIL CHAMBERS
Tuesday, March 26th, 2024, AT 4:00 PM

	<p><u>CALL TO ORDER</u></p> <p>Mayor to call the Committee of the Whole meeting to order.</p> <p>Mayor acknowledges that this meeting is being held on Tsqescencúlecw.</p>
A.	<p><u>APPROVAL OF AGENDA:</u></p>
	<p>A1</p> <p>BE IT RESOLVED THAT the March 26th, 2024, Committee of the Whole agenda <u>be approved</u>.</p>
B.	<p><u>INTRODUCTION OF LATE ITEMS</u></p>
C.	<p><u>DELEGATIONS:</u></p>
D.	<p><u>UNFINISHED BUSINESS</u></p>
E.	<p><u>CORRESPONDENCE</u></p>

F.	<u>STAFF REPORTS:</u>
Housing Statutes Amendments	F1 BE IT RESOLVED THAT the information report dated March 21, 2024 from the Director of Economic Development and Planning <u>be received.</u>
Planning discussion	The Director of Economic Development and Planning will provide Council with a verbal update on secondary suites policy and review of OCP.
G.	<u>BYLAWS:</u>
H.	<u>OTHER BUSINESS:</u>
I.	<u>QUESTION PERIOD:</u>
J.	<u>ADJOURNMENT:</u>
	BE IT RESOLVED THAT the Committee of the Whole meeting of March 26 th , 2024, adjourn: PM:



**District of
100 MILE HOUSE**

**COUNCIL REPORT
File No. 570-01**

**Committee of the Whole Meeting
March 26, 2024**

REPORT DATE: March 21, 2024
TITLE: Housing Statutes Amendments
PREPARED BY: J. Doddridge, Director of Economic Development & Planning

PURPOSE: To provide an overview of the impacts of Bill 44 legislation to the District of 100 Mile House

RECOMMENDATION: For information

BACKGROUND INFORMATION / DISCUSSION:

On Nov. 30, 2023, the Province of BC passed Bill 44 which amended the Local Government Act to facilitate the delivery of more small-scale, multi-unit housing (SSMUH) and update zoning regulations to help build more homes faster.

Some of the new housing legislation does not apply to the District, primarily due to population and other factors.

Among the new Housing Statutes, Bill 46 is a Development Financing Amendment Act, which allows a broader range of development financing tools to help fund additional types of infrastructure and other amenities not covered by Development Cost Charges (DCCS). Staff has reviewed the available materials for the DCCs and Amenity Cost Charges (ACCs). For the District, this tool is not likely to generate significant collections of DCCs and ACCs and therefore, would not likely yield a significant contribution to large amenity projects.

The District is exempt from Bill 47, Transit Oriented Development (TOD) legislation, which seeks to locate high density development within walking distance to frequent transit service hubs.



Bill 35 is the Short Term Rental Accommodation Act. This legislation provides local governments with more tools to regulate short terms rentals, with the goal to return short term rental units to long term housing.

Bill 44 does introduce changes that apply to the District of 100 Mile House in the immediate term. These changes include the following:

1. All local governments must permit a minimum of one additional dwelling unit on any property where residential use is limited to one single-family dwelling. Staff is reviewing the Zoning Bylaw for compliance with this requirement. It is anticipated that only minor revisions will be required because secondary suites have been permitted in most residential zones since 2016. The municipality will be required to consider the site standards put forward by the province but will not be required to adopt those site standards. Staff will prepare the necessary amendments and return them to Council at a future Regular Council meeting. **Deadline: June 30, 2024.**

The additional density required by the SSMUH legislation (ie: 3-4 dwelling units per lot) do not apply to municipalities under 5,000 in population and/or within Urban Containment Boundaries. Likewise, the additional density requiring 6 units per lot is only applicable to high frequency transit areas.

2. All local governments must update Housing Needs Reports to fit the new provincial template. The template has not yet been released by the province. Staff has been in discussions with the Cariboo Regional District (CRD) to consider the possibility of working together to complete this requirement. Since all local governments are required to complete this requirement at the same time, working together on a larger joint project should help attract a qualified consultant. The District's current Housing Needs Report is relatively new (2022) and was completed in partnership with the CRD for the District and the South Cariboo. **Deadline: Dec. 31, 2024.**
3. Update the Official Community Plan (OCP) to ensure alignment with the Housing Needs Report. We will be required to provide at least a 20-year housing supply in the OCP, up from only 5 years. **Deadline: Dec. 31, 2025.**
4. Update the Zoning Bylaw to reflect the OCP, including providing pre-zoning for a 20-year housing demand. **Deadline: Dec. 31, 2025.**
5. Public Hearing Prohibition - Another significant change is that public hearings are now prohibited when considering residential rezoning applications that are already in alignment with the Official Community Plan. This has not been a typical practice



in the District because historically there have been few zoning amendments requested that already align with the OCP. Procedural changes will be required to ensure alignment with the new legislation. This new prohibition on public hearings is already in effect.

OPTIONS: N/A

BUDGETARY IMPACT: The legislative changes have staff resourcing and budgetary implications. The District of 100 Mile House has received nearly \$159,000 from the Province to help offset the costs associated with meeting the legislative changes.

LEGISLATIVE CONSIDERATIONS (Applicable Policies and/or Bylaws):

The bylaws and / or policies that will be impacted include:

- Official Community Plan Bylaw 1288, 2016
- Zoning Bylaw 1290, 2016
- Housing Needs Report

ATTACHMENTS: N/A

Prepared By: J. Doddridge
J. Doddridge, Dir Ec Dev & Planning

Date: Mar. 22/24

Reviewed By: T. Boulanger
T. Boulanger, CAO

Date: mar. 22/24